

May 14, 2003

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**HEARING ON AMENDMENTS TO COUNTY CODE TITLE 22  
(PLANNING AND ZONING) TO ESTABLISH ZONING REGULATIONS  
FOR SECOND UNITS ON LOTS WITH AN EXISTING SINGLE-FAMILY  
RESIDENCE  
(ALL SUPERVISORIAL DISTRICTS)(3-VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:

1. Approve the recommendations of the Regional Planning Commission.
2. Find that the proposed ordinance is exempt from the provisions of the California Environmental Quality Act.
3. Determine that the Commission's recommendation is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.
4. Instruct County Counsel to prepare an ordinance to amend Title 22 of the Los Angeles County Code as recommended by the Regional Planning Commission.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The proposed ordinance is in response to a new State law that changes the way local jurisdictions, including the County, process applications for second units. A second unit is an attached or detached dwelling unit that is proposed for a lot that already contains a single-family residence. The new State law requires applications for second units to be considered ministerially without discretionary review or hearing. The State law also provides that the County may adopt an ordinance that regulates second units subject to specified statutory restrictions; however, if the County chooses not to adopt such an ordinance, it must approve or deny an application for a second unit based on the development standards contained in the Government Code.

The Regional Planning Commission has recommended that your Board adopt an ordinance to establish areas where second units may be permitted, development standards to be applied to second units where they are permitted, and related case processing procedures for second units consistent with State law. The adoption of the proposed ordinance will facilitate the construction of additional housing in appropriate unincorporated areas of the County and will assure that local conditions and concerns are recognized.

## **Implementation of Countywide Strategic Plan Goals**

The proposed ordinance promotes the County's Strategic Plan goal of Service Excellence. The ordinance establishes timely and cost-efficient procedures for processing requests to construct second units; a public hearing would not be required in most instances.

### **FISCAL IMPACT/FINANCING**

Implementation of the proposed amendments should not result in any new significant costs to the County or the Department of Regional Planning. No request for financing will be made in connection with the proposed ordinance.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Previously, State law permitted the County to consider an application for a second unit through the conditional use permit process. Because of the new change in State law, the proposed ordinance would instead provide that an application for a second unit would be considered ministerially in areas conforming to certain criteria if the project meets applicable development standards.

Accordingly, the Commission recommended a proposed ordinance that does the following:

- Establishes criteria that allows second units in the following areas:
  - Outside the Very High Fire Hazard Severity Zone
  - Served by a public sewer system and a public water system
  - On land with no significant or unique natural resources
  - On land with a slope of less than 25 percent
  - Outside designated high noise zones related to Los Angeles International Airport
- If a second unit meets the area criteria, it would be permitted if it also meets specified development standards, including: street width, owner occupancy, minimum and maximum floor area, setbacks, height limits, parking requirements, equestrian district restrictions, buffering from nature preserves and accessory use restrictions.
- Second units would be allowed in more urban and suburban unincorporated areas that are absent serious natural hazards and unique ecological resources, and that have adequate infrastructure in place to support the additional units.
- Notwithstanding zoning and general plan density restrictions, second units would be permitted on lots having less than twice the required area with an existing single-family residence.

- Most development standards of the zone would apply to second units, including such standards that are specified in community standards districts (CSD's).
- An applicant would be allowed to request a director's review for modification of certain of the required standards. This director's review process would require notice to surrounding property owners, and the director's decision would be appealable to the Regional Planning Commission. The Commission's decision would be final.

During its discussions on this proposed ordinance, the Commisison expressed the desire to further extend the County's efforts to increase the supply of moderately priced rental units by exploring ways to bring illegally converted garages into compliance with relevant County codes. The Commission suggested as one possibility that, upon adoption of the second unit ordinance, an outreach effort could be undertaken by appropriate County departments to inform property owners of that this new procedure could be used to possibly legalize existing "bootlegged" second units. In addition to helping property owners eliminate zoning violations, this outreach program could also promote compliance with various building and health codes which would reduce the number of illegal dwelling units in unincorporated areas.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Sections 65856 and 66016 of the Government Code. Required notice must be given pursuant to the requirements set forth in Section 22.60.174 of the County Code. The County Code procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65856, and 66016 relating to notice of public hearing.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed ordinance is statutorily exempt from the provisions of the California Environmental Quality Act as provided in Section 21080.17 of the Public Resources Code and Section 15282 of the State CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the ordinance will not have an impact on current services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP  
Director of Planning

JEH:RDH:LE

Attachments

1. Resolution of the Regional Planning Commission
2. Project Summary
3. Ordinance Approved by the Regional Planning Commission
4. Statutory Exemption
5. Summary of Proceedings
6. Legal Notice of Board Hearing
7. List of Persons to be Notified

C: Chief Administrative Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Auditor-Controller

Second Units Board Letter #3

## **RESOLUTION**

### **REGIONAL PLANNING COMMISSION**

#### **COUNTY OF LOS ANGELES**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing on April 23, 2003 to consider amendments to Title 22 (Zoning Ordinance) of the Los Angeles County Code establishing case development standards and case processing procedures for second units; and

**WHEREAS**, the Commission finds as follows:

1. In 2002, in an effort to promote more affordable rental housing units for family members, students, caregivers, the elderly and the disabled in existing neighborhoods, the Legislature passed and the Governor approved Assembly Bill 1866 (Chapter 1062, Statutes of 2002), which amends Section 65852.2 of the Government Code and changes the requirements for local governments relating to second units.
2. Assembly Bill 1866 provides that applications for second units must be considered ministerially without discretionary review or hearing.
3. Assembly Bill 1866 also provides that a local agency may adopt an ordinance that regulates second units subject to specified statutory restrictions; if a local agency chooses not to adopt such an ordinance, it must approve or deny an application for a second unit based on the development standards contained in the Government Code.
4. To avoid negative impacts on the health, safety, and welfare of County residents, the proposed ordinance includes criteria that will permit second units in areas without significant hazards or natural resources requiring protection and where adequate infrastructure is present. Accordingly, the ordinance provides that second units shall be located outside of high fire hazard areas, areas designated for their biotic importance, hillside areas, and the noise zone associated with Los Angeles International Airport; and it provides that second units may only be located in areas served by public water and sewer systems.
5. The proposed ordinance provides for the ministerial approval of second units that meet applicable development standards if they are located in the eligible geographic areas.
6. The proposed ordinance also allows the planning director to grant modifications to certain specified development standards. Surrounding property owners are given the opportunity to comment

on the request for modification, and all parties have the right to appeal the director's approval or denial of the modification request.

7. The proposed ordinance represents a balance, promoting the construction of more affordable rental units where appropriate, and, at the same time, ensuring the protection of the environment, availability of infrastructure, and compatibility with surrounding land uses.
8. The proposed ordinance represents a major step forward in the County's efforts to provide more affordable rental housing in the unincorporated areas of Los Angeles County.
9. The regulatory approach utilized in the proposed ordinance is consistent with State law.
10. The proposed ordinance is compatible with and is supportive of policies of the Los Angeles County General Plan, including the Housing Element, to promote more affordable housing and to efficiently utilize existing infrastructure and services.
11. The proposed ordinance is statutorily exempt from the provisions of the California Environmental Quality Act as provided in Section 15282 of the State CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider the proposed amendment to Title 22 of the Los Angeles County Code (the Zoning Ordinance), to regulate second units;
2. That the Board find that this project is exempt from the provisions of the California Environmental Quality Act; and
3. That the Board adopt an ordinance containing the proposed amendments to Title 22 (the Zoning Ordinance), and determine that they are compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the Regional Planning Commission of the County of Los Angeles adopted the foregoing resolution on May 7, 2003.

---

Rosie O. Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles

DEPARTMENT OF REGIONAL PLANNING

**PROJECT SUMMARY**

<b>PROJECT IDENTIFICATION:</b>	Proposed amendments to Title 22 (Zoning) establishing new development standards and case processing procedures for second units on a lot with an existing single-family residence.
<b>REQUEST:</b>	Approve the proposed amendments to Title 22.
<b>LOCATION:</b>	Countywide
<b>STAFF CONTACT:</b>	Mr. Erlanger at (213) 974-6432.
<b>RPC MEETING DATE:</b>	April 23, 2003 and May 7, 2003
<b>RPC RECOMMENDATION:</b>	Board Hearing and approval of proposed ordinance amendment.
<b>MEMBERS VOTING AYE:</b>	Helsley, Valadez, Bellamy, and Modugno
<b>MEMBERS VOTING NAY:</b>	None
<b>MEMBERS ABSENT:</b>	Rew
<b>KEY ISSUES:</b>	Previously, the County has required a CUP for second units in all instances. The proposed ordinance establishes criteria for areas in which second units will be allowed, and establishes new development standards and case processing procedures for second units.
<b>MAJOR POINTS FOR:</b>	The ordinance removes unnecessary barriers to the construction of second units and helps provide additional housing opportunities while establishing applicable development standards and giving surrounding property owners the opportunity for comment or appeal of an approval or denial in appropriate instances.
<b>MAJOR POINTS AGAINST:</b>	Second units only on lots with less than twice the required area of the respective zone may change the character of single-family neighborhoods; the ordinance prohibits second units in certain geographic areas even though the cited natural hazards and lack of infrastructure could possibly be mitigated by the applicant.

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to establish development standards for second units on lots with existing single family residences.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.08.180 is hereby amended as follows:

**22.08.180 R**

. . . .

-- Residence, Two-family. “Two-family residence” means a building containing two dwelling units, except that a single-family residence with an attached second unit constructed pursuant to Section 22.20.106 shall not be considered a two-family residence.

. . . .

**SECTION 2.** Section 22.08.190 is hereby amended to add the following definition in alphabetical order as follows:

**22.08.190 S**

. . . .

-- “Second unit” means a dwelling unit that is constructed pursuant to Section 22.20.106 on a lot or parcel of land having less than twice the required area, and that is either attached to, or located on the same lot or parcel of land as, a single-family residence. “Second unit” includes a manufactured home as defined in Section 18007 of the California Health and Safety Code and an efficiency unit as defined in Section 17958.1 of the California Health and Safety Code.

. . . .



**SECTION 3.** Sections 22.20.070, 22.20.170, 22.20.260, 22.20.340, and 22.20.410, and subsections 22.24.070.A and 22.24.120.A are hereby amended to add the following to the list of permitted uses in residential and agricultural zones in alphabetical order as follows:

. . . . .

-- Second units, subject to the requirements of Section 22.20.106.

. . . . .

**SECTION 4.** Section 22.20.080 is hereby amended to revise the listing of detached living quarters and living quarters for servants as follows:

. . . . .

-- Detached living quarters on the same premises as, and not less than 20 feet from a single-family residence for the use of temporary guests or servants of the occupants of such residence provided:

1. That such quarters have no kitchen or kitchen facilities; and
2. That such quarters are not rented or otherwise used as a separate dwelling; and

3. That such quarters are established on a lot or parcel of land that does not contain a second unit; and

~~34.~~ That such quarters are established on a lot or parcel of land having not less than one and one-half times the required area, except that said quarters may be established on any lot or parcel of land containing 10,000 square feet or more.

. . . . .

**SECTION 5.** Section 22.20.106 is hereby added as follows:

## **22.20.106 Procedures and development standards for second**

**units.** Second units shall be subject to the procedures and development standards listed below:

A. Purpose and procedure. The purpose of this section is to provide pursuant to Section 65852.2 of the Government Code, for the creation of second units in residential and agricultural zones. Compliance with the provisions of this section shall be substantiated by a site plan review pursuant to Part 12 of Chapter 22.56.

B. Application. In addition to the information required by Section 22.56.1680, any application for a second unit shall contain the following information:

1. Certifications from public sewer and water purveyors that the water and sewer facilities in the area are adequate to meet the demands of the proposed second unit.

2. Approval by the Fire Department, for any second unit whose most remote portion of exterior walls is to be located 150 feet or more from the front property line or from an accessway that meets the Fire Department's paving and width standards.

3. Evidence that the applicant is the owner-occupant of the lot or parcel of land.

4. Elevations of the proposed second unit.

5. Depiction on the site plan of all existing and proposed driveways and parking spaces.

C. Relation to community standards districts. Notwithstanding the provisions of Section 22.44.100, a second unit shall not be subject to any regulations of a community standards district that prohibit or require a

discretionary review or hearing prior to the establishment of a second unit otherwise permitted by this Title 22.

D. Areas allowed. A second unit shall be permitted only on a lot or parcel of land on which the building site, as defined in Section 21.08.040, for the proposed second unit meets all of the following criteria:

1. Located outside of the Very High Fire Hazard Severity Zone as designated in Title 26 of the County Code;
2. Served by a public sewer system as certified by a public sewer purveyor;
3. Served by a public water system as certified by a public water purveyor;
4. Located outside of any designated Significant Ecological Area or Environmentally Sensitive Habitat Area;
5. Located on land with a slope of less than 25 percent; and
6. Located outside of the noise zone described in Section 22.44.350.

E. Development Standards. A second unit shall be subject to the requirements of the basic zone except as otherwise provided herein below. The following standards shall be applicable to a proposed second unit:

1. The lot or parcel of land contains one single-family residence;
2. Only one second unit may be established per lot or parcel of land;
3. The applicant shall be an owner-occupant who is currently living in the existing single-family residence. Either the single-family residence or the second unit shall be occupied by the owner(s) of the lot or parcel of land in

perpetuity. The applicant shall record with the office of the County Recorder a covenant for the benefit of the County of Los Angeles to this effect; the covenant shall contain wording declaring that any person failing to follow the provisions of the covenant is in violation of Title 22 of the County Code and shall be subject to the zoning enforcement procedures of Chapter 22.60;

4. A second unit may be a rental unit;

5. A second unit shall be subject to the requirements of Section 22.20.105, except for the width and floor area requirements of subsections A.3 and A.4;

6. A second unit located in an equestrian district shall be located at least 35 feet from any side or rear property line unless it is located entirely within the outlying extension of the exterior walls of the existing single family residence;

7. A second unit located within 200 feet of a nature preserve, wildlife habitat, park, forest, or other similar use that is owned by a public agency or non-profit private organization shall be sited or developed in such a way that the vegetation removal or thinning necessary for a Fire Department-required fuel modification plan does not extend into the areas identified above;

8. A second unit shall not be located on a lot or parcel of land on which a caretaker's residence or mobilehome, senior citizens residence, detached living quarters for servants or temporary guests, or attached living quarters for persons employed on the premises is located; and,

9. Notwithstanding the provisions of Section 22.56.1510, a second unit may be added to a lot or parcel of land containing a nonconforming single-family residence provided that the second unit complies with the provisions of this Section 22.20.106 and, in the case where the single-family

residence is nonconforming due to parking, the second unit does not occupy the only portion of an area which can be used for required parking space or access thereto.

10. The lot or parcel upon which a second unit is located shall take access from a street with a right-of-way width of at least 50 feet;

11. The total floor area of a second unit shall not exceed 1,200 square feet. The minimum total floor area of a second unit shall comply with the “efficiency living unit” standards specified in Section 11.20.370 of the County Code.

12. Notwithstanding the provisions of Section 22.48.140 excluding buildings used for sleeping or living purposes, a second unit may be located within a required rear yard setback and shall be subject to the provisions of subsections C and D of Section 22.48.140;

13. Any portion of a second unit that is located within the required rear yard setback shall have a height not exceed 17 feet above grade, except for chimneys and rooftop antennas; and

14. One standard uncovered parking space shall be provided for a second unit with one bedroom, and two standard uncovered spaces shall be provided for a second unit with two or more bedrooms. Notwithstanding the provisions of subsection A.1 of Section 22.52.1180, where it is necessary to provide the parking spaces for the second unit in tandem with existing parking spaces of the single-family residence, to the extent feasible, the parking spaces for both units shall be arranged in such a fashion that permits the residents of either unit to exit and enter the driveway without having to move the car(s) of residents of the other unit.

F. Modification of standards. The standards contained in subsections E.10 through E.14 above may be modified by the director pursuant to the procedures of Part 12 of Chapter 22.56 and the findings in Section 22.56.1764.F.

**SECTION 6.** Section 22.52.106 is hereby added as follows:

**22.52.106 Required area—For a second unit.** Notwithstanding the lot area and lot area per dwelling unit requirements established by this Part 2, where a second unit is approved pursuant to this Title 22, the area of the lot or parcel of land on which the second unit is located shall be deemed the required area and/or required area per dwelling unit for the lot or parcel of land.

**SECTION 7.** Section 22.52.1180 is hereby amended to add subsection E as follows:

. . . .

E. Parking for second units shall comply with the provisions of Section 22.20.106.

. . . .

**SECTION 8.** Section 22.56.1764 is hereby added as follows:

**22.56.1764 Director's review—Procedure for modification of development standards for specified uses – when permitted.** A. Purpose. The purpose of this section is to authorize the director's review consideration of applications for modifications of development standards that by their nature are limited in scope and impacts.

B. Request for modification of standards. Any person filing an application for a director's review may request a modification of development standards for the following uses:

-- Second units, in conjunction with modification of the standards specified in subsection F of Section 22.20.106.

C. Application Materials. In addition to the materials specified in Section 22.20.106.B, the applicant shall also submit:

1. A statement specifying the standards proposed for modification, the exceptional characteristics of the property that create an unnecessary hardship or make it obviously impractical to require compliance with the development standards and the reasons why the proposed modification will not negatively impact adjacent properties and residents; and

2. A list, certified to be correct by affidavit or by a statement under penalty of perjury pursuant to Section 2015.5 of the Code of Civil Procedure, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the following properties:

- a. Where the zoning of the subject property has a required area of one acre or more per unit, within a radius of 500 feet; and

- b. Where the zoning of the subject property has a required area of less than one acre per unit, within a radius of 100 feet.

D. Mailing notice of application. The director shall cause a notice of the application to be mailed by first class mail, postage prepaid, to:

1. The applicant and all persons specified in subsection C above; and;

2. Such other persons whose property might in his judgment may be affected by such application.

E. Contents of notice. The notice of the application required by subsection D shall indicate the nature of the development standard modifications requested, the case number, and such other information that the director deems necessary to inform interested persons of the request. The notice shall also

indicate that any person may support, oppose and/or identify concerns regarding the granting of the application by written correspondence to the director received on or before the date set forth in the notice for the receipt of written comments. The notice shall be mailed at least 15 days prior to such date.

F. Findings. The director shall approve, with or without conditions, a request for modification of development standards where the following findings can be made:

1. The principles and standards contained in Section 22.56.1690;
2. That the proposed use meets all of the required applicable development standards listed in this Title 22 for that use except the specific standard(s) for which modification is being requested.
3. That the requested modification of standard(s) would not be materially detrimental to the use, enjoyment, or valuation of property of other persons that is located in the vicinity of the site.
4. That the requested modification of standard(s) would not adversely affect the health, peace, comfort or welfare of persons residing in the surrounding area.
5. That topographic features, subdivision plans or other conditions create an unnecessary hardship or make it obviously impractical to require compliance with the standards requested to be modified.
6. Any applicable findings for the specified use as follows:
  - a. Second units
    - i. That any requested modification of parking standards or street access width will result in a safe and convenient pattern of



vehicular and pedestrian movement both on the property, and in entering and exiting the property.

ii. That any requested modification of the required floor area, setbacks, or height is compatible with the size and bulk of existing residences in the surrounding neighborhood, or is sufficiently remote or screened so as to preclude the proposed modification from having a detrimental effect upon the surrounding area.

b. (Reserved)

G. The director shall notify the applicant and all persons who submitted written correspondence to the director as provided in subsection E of his or her action and that the action may be appealed to the Regional Planning Commission. Any person who is dissatisfied with the action of the director may file an appeal of such action with the commission within 15 days of receipt of notification by the applicant. The decision of the commission shall be final. Upon receiving a timely appeal, the commission shall take one of the following actions:

1. Affirm the action of the director; or
2. Refer the matter back to the director for further review with or without instructions; or
3. Set the matter for public hearing. In such case, the commission's decision need not be limited to the points appealed and may cover all phases of the matter, including the addition or deletion of any condition.

SECTION 9. Subsection A of Section 22.60.100 is hereby amended to add the following fee in alphabetical order as follows:

. . . .

-- Site Plan Review, Director's Review for Modification of  
Development Standards for Specified Uses, Pursuant to Section  
22.52.1764--\$750.00.

. . . .

Second Unit Ord #8

## LOS ANGELES COUNTY LETTERGRAM

<b>TO</b>	File	<b>FROM</b>	Leonard Erlanger, Ordinance Studies
-----------	------	-------------	--

**Subject:** ENVIRONMENTAL DOCUMENTATION  
2003

**Date:** March 25,

CASE NO. Second Unit Ordinance

**PROJECT DESCRIPTION:** Ordinance establishing new standards for second dwelling units on properties that already have an existing single family residence.

The staff of the Ordinance Studies Section has reviewed the above mentioned project to determine the appropriate environmental document. We have determined that the project qualifies for a Statutory Exemption since it meets the criteria set forth in subsection 15282(i) of the State EIR Guidelines (second units ordinances).

If you have any questions regarding the above determination or environmental document preparation, please contact Leonard Erlanger

of the Ordinance Studies Section at

(213) 974-6432.

**NOTICE TO LEAD SECTION:** A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.

**COMMENTS:**

## **RPC PUBLIC HEARING PROCEEDINGS SECOND UNITS**

**April 23, 2003**

Staff presented the draft Second Unit Ordinance to the Commission. The Commission then entertained testimony from those present in the audience. Oral testimony, and that submitted in writing generally supported the draft ordinance provisions. One exception was residents from the Agua Dulce community who expressed concern that if a property owner owns a large lot in an area without sewers, that they would have no mechanism in the future for adding an additional unit on their lot. These residents were assured by staff and County Counsel that they would still have the granny, caretaker, and subdivision alternatives for adding an additional residence, as well as a "lease only" parcel map. Additionally, residents from Topanga expressed concern that second units would be totally prohibited in their area due to high fire hazard conditions and the absence of public sewer and water systems; and a resident of Altadena expressed concern about the 17-foot height limit for detached second units.

The Commission then proceeded to discuss the draft ordinance. They expressed general support for the ordinance as a way to help relieve the housing shortage by helping to provide additional moderately priced rental units in existing neighborhoods. They also expressed some concern regarding several ordinance provisions. They 1) asked that an additional condition be included that would provide a buffer between significant natural areas and any brush clearance required for the second unit; 2) requested clarification regarding the criteria for areas in which second units would be prohibited; 3) requested that the road access width condition be reworded for purposes of clarity; and requested that the height limits be revised to make them the same for attached and detached units.

After further discussion, the Commission voted 4-0 to request staff to make the cited revisions to the draft ordinance and return to the Commission with the revised draft for consent approval proceedings.

**NOTICE OF PUBLIC HEARING**  
ON PROPOSED AMENDMENTS TO TITLE 22 (ZONING) OF THE  
LOS ANGELES COUNTY CODE

**NOTICE IS HEREBY GIVEN** that the Regional Planning Commission, County of Los Angeles has recommended certain amendments to the Zoning Ordinance that will establish new development standards and case processing procedures for the construction of second units on lots with an existing single-family residence in the unincorporated areas of the County of Los Angeles.

**NOTICE IS ALSO HEREBY GIVEN** that a public hearing will be held before the Board of Supervisors, 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at 9:30 a.m. on June 24, 2003 pursuant to said Title 22 of the Los Angeles County Code and Title 7 of the California Government Code (Planning and Zoning Law) for the purposes of hearing testimony relative to the adoption of the following amendments:

1. Amendments to establish new development standards and case processing procedures for the construction of second units.
2. Such other amendments which, in the opinion of the Board of Supervisors, should be considered at this time.

Written comments may be sent to the Executive Office of the Board of Supervisors in room 383 at the above address. If you do not understand this notice or need more information, please call Mr. Leonard Erlanger at (213) 974-6432.

**“ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 [VOICE] or (213) 617-2292 [TDD] with at least three business days notice.”

Si no entiende esta noticia or necesita mas informacion, por favor llame este numero: (213) 974-6432.

---

VIOLET VARONA-LUKENS  
EXECUTIVE OFFICER-CLERK OF  
BOARD OF SUPERVISORS

Woodcrest Library  
1340 W. 106<sup>th</sup> Street  
Los Angeles, CA 90044

Alondra Library  
11949 Alondra Blvd.  
Norwalk, CA 90650

Artesia Library  
18722 S. Clarkdale Avenue  
Artesia, CA 90701

A.C. Bilbrew Library  
150 E. El Segundo Blvd.  
Los Angeles, CA 90061

Clifton M. Brakensiek Library  
9945 E. Flower St  
Bellflower, CA 90706

Compton Library  
240 W. Compton Blvd.  
Compton, CA 90220

East Rancho Dominguez Library  
4205 E. Compton Blvd.  
E. Rancho Dominguez, CA 90221

Florence Library  
1610 E. Florence Avenue  
Los Angeles, CA 90001

Graham Library  
1900 E. Firestone Blvd.  
Los Angeles, CA 90001

Hawaiian Gardens Library  
12100 E. Carson St., #e  
Hawaiian Gardens, CA 90716

Hollydale Library  
1610 E. Florence Avenue  
Los Angeles, CA 90280

Angelo M. Iacaboni Library  
4990 Clark Avenue  
Lakewood, CA 90712

Norwalk Regional Library  
12350 Imperial Hwy.  
Norwalk, CA 90650

George Nye, Jr. Library  
6600 Del Amo Blvd.  
Lakewood, CA 90713

Paramount Library  
16254 Colorado Avenue  
Paramount, CA 90723

La Mirada Library  
13800 La Mirada Blvd.  
La Mirada, CA 90638

Lynwood Library  
11320 Bullis Road  
Lynwood, CA 90262

South Whittier Library  
14433 Leffingwell Road  
Whittier, CA 90604

Leland R. Weaver Library  
4035 Tweedy Blvd.  
South Gate, CA 90280

Willowbrook Library  
11838 Wilmington Avenue  
Los Angeles, CA 90059

Bell Library  
4411 E. Gage Avenue  
Bell, CA 90201

Bell Gardens Library  
7110 S. Garfield Avenue  
Bell Gardens, CA 90201

City Terrace Library  
4025 E. City Terrace Drive  
Los Angeles, CA 90063

Cudahy Library  
5218 Santa Ana Street  
Cudahy, CA 90201

East Los Angeles Library  
4801 E. 3<sup>rd</sup> Street  
Los Angeles, CA 90022

El Camino Real Library  
4264 E. Whittier Blvd.  
Los Angeles, CA 90023

Chet Holifield Library  
1060 S. Greenwood Avenue  
Montebello, CA 90640

Huntington Park Library  
6518 Miles Avenue  
Huntington Park, CA 90255

Los Nietos Library  
11644 E. Slauson Avenue  
Whittier, CA 90606

Maywood Chavez Library  
4323 E. Slauson Avenue  
Maywood, CA 90270

Montebello Regional Library  
1550 W. Beverly Blvd.  
Montebello, CA 90640

Pico Rivera Library  
9001 Mines Avenue  
Pico Rivera, CA 90660

Anthony Quinn Library  
3965 Cesar Chavez Avenue  
Los Angeles, CA 90063

Rivera Library  
7828 S. Serapis Avenue  
Pico Rivera, CA 90660

Rosemead Library  
8800 Valley Blvd.  
Rosemead, CA 91770

San Gabriel Library  
500 S. Del Mar Avenue  
San Gabriel, CA 91706

Charter Oak Library  
20540 E. Arrow Hwy., Ste. K  
Covina, CA 91724

Claremont Library  
208 N. Harvard Ave.  
Claremont, CA 91711

Diamond Bar Library  
1061 S. Grand  
Diamond Bar, CA 91765

Duarte Library  
1301 Buena Vista Street  
Duarte, CA 91010

El Monte Library  
3224 N. Tyler Avenue  
El Monte, CA 91731

Hacienda Heights Library  
16010 La Monde Street  
Hacienda Heights, CA 91030

La Puente Library  
15920 E. Central Avenue  
La Puente, CA 91744

La Verne Library  
3640 "D" Street  
La Verne, CA 91750

Live Oak Library  
4153-55 E. Live Oak Avenue  
Arcadia, CA 91006

Norwood Library  
4550 N. Peck Road  
El Monte, CA 91732

Rowland Heights Library  
1850 Nogales  
Rowland Heights, CA 91748

San Dimas library  
145 N. Walnut Avenue  
San Dimas, CA 91733

South El Monte Library  
1430 N. Central Avenue  
South El Monte, CA 91733

Sunkist Library  
840 N. Puente Avenue  
La Puente, CA 91746

Walnut Library  
21155 S. La Puente Road  
Walnut, CA 91789

West Covina Regional Library  
1601 West Covina Parkway  
West Covina, CA 91790

Masao W. Satow Library  
14433 S. Crenshaw Blvd.  
Gardena, CA 90249

Victoria Library  
17906 S. Avalon Blvd.  
Carson, CA 90746

West Hollywood Library  
715 N. San Vicente Blvd.  
West Hollywood, CA 90069

Wiseburn Library  
5335 W. 135<sup>th</sup> Street  
Hawthorne, CA 90250

Gardena Library  
1731 W. Gardena Blvd.  
Gardena, CA 90247

Lennox Library  
4359 Lennox Blvd.  
Lennox, CA 90304

Lomita Library  
24200 Narbonne Avenue  
Lomita, CA 90717

Manhattan Beach Library  
1320 Highland Avenue  
Manhattan Beach, CA 90266

Hawthorne Library  
12700 S. Grevillea Ave.  
Hawthorne, CA 90250

Hermosa Beach Library  
550 Pier Avenue  
Hermosa Beach, CA 90254

Lawndale Library  
14615 Burin Avenue  
Lawndale, CA 90260

Calabasas Library  
23975 Park Sorrento  
Calabasas, CA 91302-4015

Canyon Country Darcey Library  
18601 Soledad Cyn Road  
Santa Clarita, CA 91351

La Canada Flintridge Lib  
4545 N. Oakwood Avenue  
La Canada Flintridge, CA 91030

La Crescenta Library  
4521 La Crescenta Avenue  
La Crescenta, CA 91214

Lake Los Angeles Library  
16921 E. Avenue O, #A  
Palmdale, CA 93591

Lancaster Library  
601 W. Lancaster Blvd.  
Lancaster, CA 93534

Las Virgenes Library  
29901 Ladyface Court  
Agoura Hills, CA 91301-2582

Littlerock Library  
P.O. Box 218  
Littlerock, CA 93543

Malibu Library  
23519 W. Civic Center W  
Malibu, CA 90265



Newhall Library  
22704 W. Ninth Street  
Santa Clarita, CA 91321

Quartz Hill Library  
42018 N. 50<sup>th</sup> St. West  
Quartz Hill, CA 93536

San Fernando Library  
217 N. Maclay Avenue  
San Fernando, CA 91340

Valencia Library  
23743 W. Valencia Blvd.  
Santa Clarita, CA 91355

Westlake Village Library  
31220 Oak Crest Dr.  
Westlake Village, CA 91361

Avalon Library  
P.O. Box 585  
Avalon, CA 90704

Carson Library  
151 E. Carson Street  
Carson, CA 90745

Culver City Library  
4975 Overland Avenue  
Culver City CA 90230

Agua Dulce Town Council  
33201 Agua Dulce Canyon Rd  
Box #8  
Agua Dulce, CA 91350

Vince Daly, President  
Daly and Associates  
31324 Via Colinas, Ste 110  
Westlake Village, CA 91362

Campus View Condominium  
Homeowners Association  
24345 Baxter Drive  
Malibu, CA 90265

Acton Town Council  
P.O. Box 810  
Acton, CA 93510

Steve Bass  
Altadena Town Council  
2303 Glen Canyon Road  
Altadena, CA 91001

Llano Community Association  
P.O. Box 7  
Llano, CA 93544

Little Rock Town Council  
P.O. Box 766  
Little Rock, CA 93543

Bernice Oderinlo  
Olive Circle Homeowners Assn.  
P.O. Box 363  
Gardena, CA 90248

Arthur Houston, Jr.  
View Park Community Council  
4649 Crenshaw Blvd.  
Los Angeles, CA 90043

David Kyle  
View Park Community Council  
4323 Mt. Vernon Drive  
Los Angeles, CA 90043

Tony Nicholas  
United Homeowners Assn.  
P.O. Box 43338  
Los Angeles, CA 90043

Green Valley Town Council  
P.O. Box 846  
Green Valley, CA 91350

Chairman, Land Use Committee  
Castaic Area Town Council  
P.O. Box 325  
Castaic, CA 91310

Warren Stone, President  
Twin Lakes Property Owners Assn  
11416 Cree Trail  
Chatsworth, CA 91311

City Terrace Coordinating Council  
1435 N. Rollins Drive  
Los Angeles, CA 90063

Michillinda Park Association  
3830 E. California Boulevard  
Pasadena, CA 91107

Pam Bolenbaugh, President  
Chapman Woods Homeowners  
3471 Yorkshire Rd.  
Pasadena, CA 91107

Hacienda Heights Improvement  
P.O. Box 5235  
Hacienda Heights, CA 91030

Ronni Cooper  
Ladera Heights Civic Association  
5383 Centinela  
Los Angeles, CA 90045

Lennox Coordinating Council  
10319 Firmona Avenue  
Lennox, CA 90304

Liberty Cyn. Homeowners  
ATTN: Fran Foster  
27290 Country Glen  
Agoura, CA 91301

Robert Ynaz, Vice President  
Crescenta Valley Town Council  
2727 Foothill Boulevard  
La Crescenta, CA 91214-3514

O.G. Werner  
E. Altadena Improvement Assn.  
2422 Galbrath Road  
Pasadena, CA 91104

Floyd Dominguez, President  
Walnut Park Community Council  
2651 Grand Avenue  
Walnut Park, CA 90255

Workman Homeowners Assn.  
P.O. Box 2146  
La Puente, CA 91746

Leona Valley Improvement Assn.  
Land Use Committee  
P.O. Box 783  
Leona Valley, CA 93551

Doug Burgis  
Quartz Hill Town Council  
42263 N. 50th St. West, #  
Quartz Hill, CA 93536

Agua Dulce Chamber of Commerce  
33319 Agua Dulce Cyn Rd  
Agua Dulce, CA 91350

Littlerock Property Owners  
Association  
35959 N. 77<sup>th</sup> St  
Littlerock, CA 93543

Agua Dulce Civic Assn.,  
33201-1 Agua Dulce Cyn  
Agua Dulce, CA 91350

La Habra Heights Improvement  
Assoc., inc.  
P.O. Box 241  
La Habra, CA 90631

Workman Mill Assn., Inc.  
P.O. Box 2146  
La Puente, CA 91746

Wildwood Canyon Home  
Association  
23149 Oakbridge Lane  
Newhall, CA 91321

Puente Hills Community Coalition  
P.O. Box 8501  
Rowland Heights, CA 91748

Henry Porter  
Southwest Community Association  
1641 W. 108th Street  
Los Angeles, CA 90047

Ruby Daniels  
Willowbrook Homeown  
1671 E. 122nd Street  
Los Angeles, CA 90059

Woodland Homeowners' Assn.  
4128 Morro Drive  
Woodland Hills, CA 91364

Malibu Canyon Park HOA  
Martin Atkinson-Barr  
26038 Edenpark  
Calabasas, CA 92302

Woodland Hills Property  
Association  
23120 Mulholland Drive  
Woodland Hills, CA 91

Greenwood Homeowners  
Association  
2549 Oneida  
Pasadena, CA 91107

Windsor Hills Homeowners  
Association  
5130 Dawnview Place  
Los Angeles, CA 90043

Placerita Canyon Property  
Association  
P.O. Box 245  
Newhall, CA 91322

Crystal Springs Ranch Homeowners  
Association  
15668 Live Oak Springs Cyn. Rd.  
Santa Clarita, CA 91355

Nancy Mecum  
P.O. Box 190  
Sunland, CA 91041

Northeast San Gabriel Pr  
Owners  
6840 La Presa Dr.  
San Gabriel, CA 91775

Mountain View Estate Owners Assn  
C/o The Emmons Company  
1 Boardwalk Avenue, Suite 102  
Thousand Oaks, CA 91360-5716

Topanga Creekside HOA  
P.O. Box 1531  
Topanga, CA 90290

Lee Richardson  
Quartz Hill Community A  
5112 W. Avenue L-12  
Quartz Hill, CA 93536

Judy Root  
El Camino Community Association  
15427 Patronella Ave  
Gardena, CA 90249

Wakefield Homeowners Association  
917 Lindencliff St.  
Torrance, CA 90502

Larry Jones  
WFF #3 Homeowners Association  
40433 25th St. West  
Palmdale, CA 93551

Greater Mulwood Homeowners  
Association  
P.O. Box 8921  
Calabasas, CA 91372

Viewridge Homeowners, Inc.  
3185 Rossini Place  
Topanga, CA 90290

Topanga Skyline Homeowners  
Association  
P.O. Box 1631  
Topanga, CA 90290

Topanga Creekside Homeowners  
Association  
P.O. Box 1531  
Topanga, CA 90290

Ramirez Canyon Homeowners  
Association  
6208 Delaplane Road  
Malibu, CA 90265

Malibu Knolls Homeowners  
Association  
23915 Malibu Knolls Road  
Malibu, CA 90265

Malibu Canyon Homeowners Assoc  
5758 No. Las Virgenes Rd  
Calabasas, CA 91302

Las Virgenes Homeowners  
Federation  
PO Box 353  
Agoura Hills, CA 91301

T.U.N.A. (Tuna United  
Neighborhood Association)  
P.O. Box 341  
Topanga, CA 90290

Homeowners Association of  
Viewridge Estates  
3131 Voltaire Drive  
Topanga, CA 90290

Homeowners Assoc. of Topanga  
P.O. Box 352  
Topanga, CA 90290

Radoslav L. Sutnar  
Sutnar & Sutnar  
634 N. Cherokee Avenue  
Los Angeles, CA 90004

Ray Pearl, Deputy Director  
Building Industry Association  
24005 Ventura Blvd.  
Calabasas, CA 91302

The Newhall Land & Farming  
Company  
23823 Valencia Boulevard  
Valencia, CA 91355-2134

Sandy Zundell  
3020 Old Ranch Parkway  
Suite 250  
Seal Beach, CA 90740-2500

Supervisor Yvonne B. Burke  
866 K. Hahn Hall of Admin.  
500 W. Temple St.  
Los Angeles, CA 90012

Supervisor Don Knabe  
822 K. Hahn Hall of Admin.  
500 W. Temple St.  
Los Angeles, CA 90012

Supervisor Michael D. Antonovich  
869 K. Hahn Hall of Admin.  
500 W. Temple St.  
Los Angeles, CA 90012

Supervisor Zev Yaroslavsky  
821 K. Hahn Hall of Admin.  
500 W. Temple St.  
Los Angeles, CA 90012

Supervisor Gloria Molina  
856 K. Hahn Hall of Admin.  
500 W. Temple St.  
Los Angeles, CA 90012

City of Los Angeles  
Code studies section Room 200  
221 N. Figueroa Street  
Los Angeles, CA 90012-2000

Include the following 4<sup>th</sup> District  
Organizations

L.A. Citizens Advisory Commission  
on Community Improvement  
7516 Balsa Way  
Yucca Valley, CA 92284

Coalition to Save the Marina  
131 Lighthouse Mall  
Marina Del Rey, CA 90292

Santa Catalina Conservancy  
P. O. Box 2739  
Avalon, CA 90704

Ms. Linda Rudolfo  
La Rambla Advisory Committee  
1152 West Third Street  
San Pedro, California, 90731

Topanga Canyon Town Council  
P.O. Box 1085  
Topanga, CA 90290

Artesia Chamber of Commerce  
18641 Corby Ave  
Artesia, CA. 90701

San Pedro County Downzoning  
Residents  
924 W. La Alameda Avenue  
San Pedro, CA 90731

Wetlands Action Committee  
P. O. Box 1145  
Malibu, CA 90265

Mr. Russell A. Bell, President  
Rowland Heights Community  
Coordinating Council  
P.O. Box 8171  
Rowland Heights, CA 91748

Carolyn Seitz  
P.O. Box 265  
Altadena, California 91003-0265

League of Women Voters  
the Palos Verdes Peninsula  
Attn: May Ellen Barnes  
982 W. 11<sup>th</sup> St, #5  
San Pedro, CA 90731

Marina Peninsula Neighbors  
Association  
28 Westwind Street  
Marina Del Rey, CA 90292

Diamond Bar Chamber of  
Commerce  
21845 E. Copley Drive  
Suite 1170  
Diamond Bar, CA 91765

Dr. Ralph Pacheco, President  
Whittier Community Council  
Council  
9957 Dupage Avenue  
Whittier, CA 90605

TASC (Topanga Association  
Scenic Community)  
P.O. Box 352  
Topanga, CA 90290

Karl Hinderer, AICP  
CC & R, Inc.  
143 Triunfo Canyon Road  
Westlake Village, CA 91361

Clara Yoshihara  
14042 Cornuta Avenue  
Bellflower, CA 90706

Ellis David Gelman  
29 Fleet Street  
Marina del Rey, CA 902

Roni Leighty  
P.O. Box 65  
Littlerock, CA 93543

Peter Fredricksen  
1579 Old Topanga Rd.  
Topanga, CA 90290

Mike Chonos  
4421 Briggs Avenue  
Monrose, CA 91020

Andy Fried, President  
Agua Dulce Town Council  
10339 Escondido Cyn. Rd.  
Agua Dulce, CA 91390-4894

Doug Francis  
14638 Olive Branch  
La Mirada, CA 90638

Barbara Hernandez  
38595 San Francisquito C  
Santa Clarita, CA 91390

John Roux  
5119 Verdun Avenue  
Los Angeles, CA 90043

Michael Brown  
115 No. Mariposa Street  
Altadena, CA 91001

Earl Urban  
C/o American Builders  
1004 E. Cypress St  
Covina, CA 91724

Jamie Scher  
P.O. Box 591  
Topanga Canyon, CA 90290

Sylvia Blackstone  
P.O. Box 93760  
Pasadena, CA 91109

Clara Yoshihara  
14042 Cornuta Ave  
Bellflower, CA 90706

Terry Valente  
21928 Altaridge Drive  
Topanga, CA 90290

James Duzick  
9303 Old Stage Road  
Agua Dulce, CA 91350

Eric Harnett  
8223 Clayvale Rd  
Agua Dulce, CA 91390

Julie Frederichsen  
1579 Old Topanga Cyn Rd  
Topanga, CA 90290

Ron Bird  
5106 Clayvale Road  
Acton, CA 93510

Alexander Tan, AIA  
440 Lakeview Rd  
Pasadena, CA 91105

Gina Fernandez  
1223 E. Calaveras  
Altadena, CA 91001

Troy Conway  
7432 Orion Ave  
Van Nuys, CA 91406

Jesus Nolasco  
16109 Maple Grove  
Valinda, CA 91744

